

The State of Rental Housing, Evictions and Renter Protections in Virginia

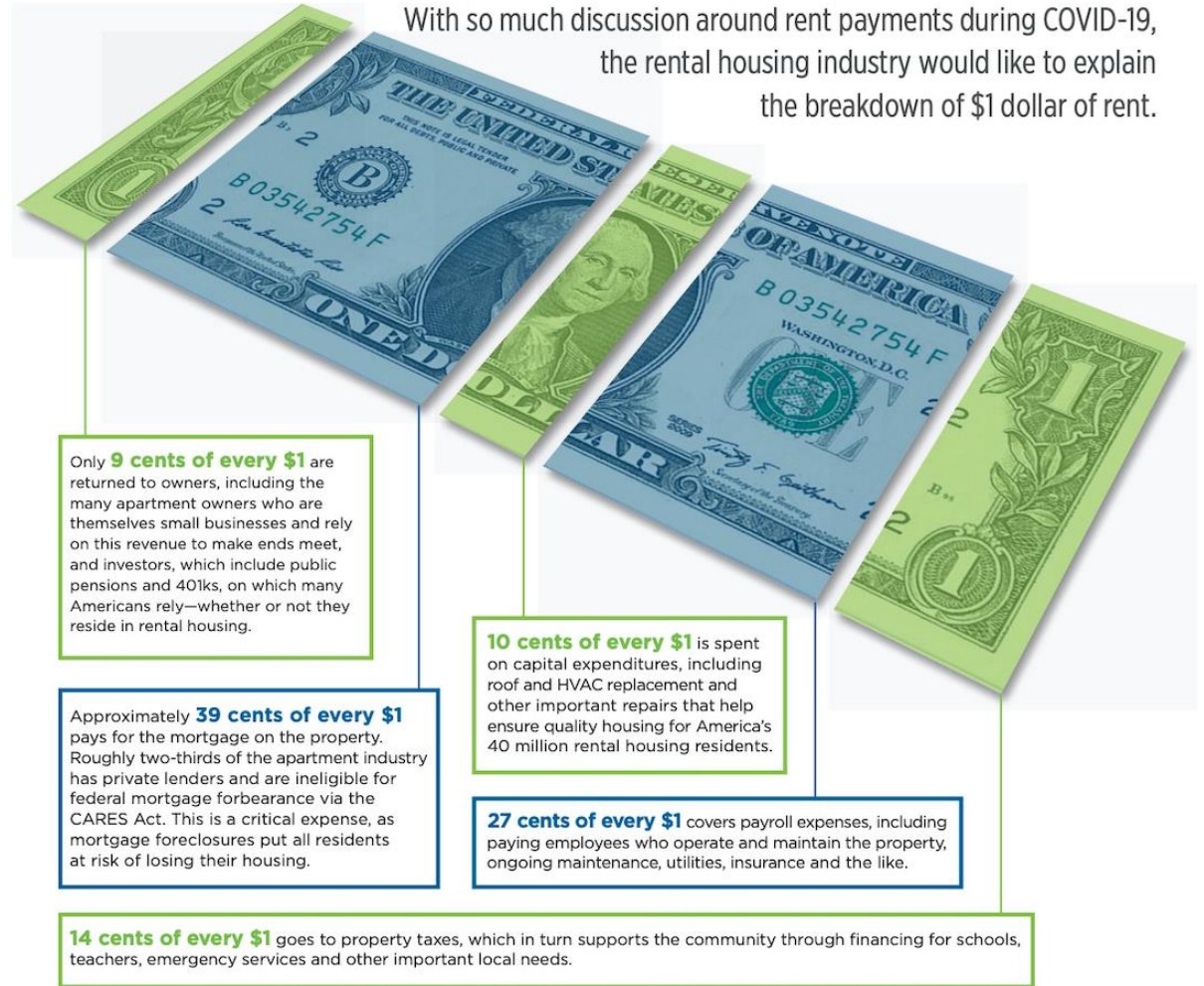
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on behalf of the Virginia Apartment and Management Association (VAMA) and The
Apartment and Office Building Association (AOBA) of Metropolitan Washington

Housing Providers Have Suffered from the Pandemic

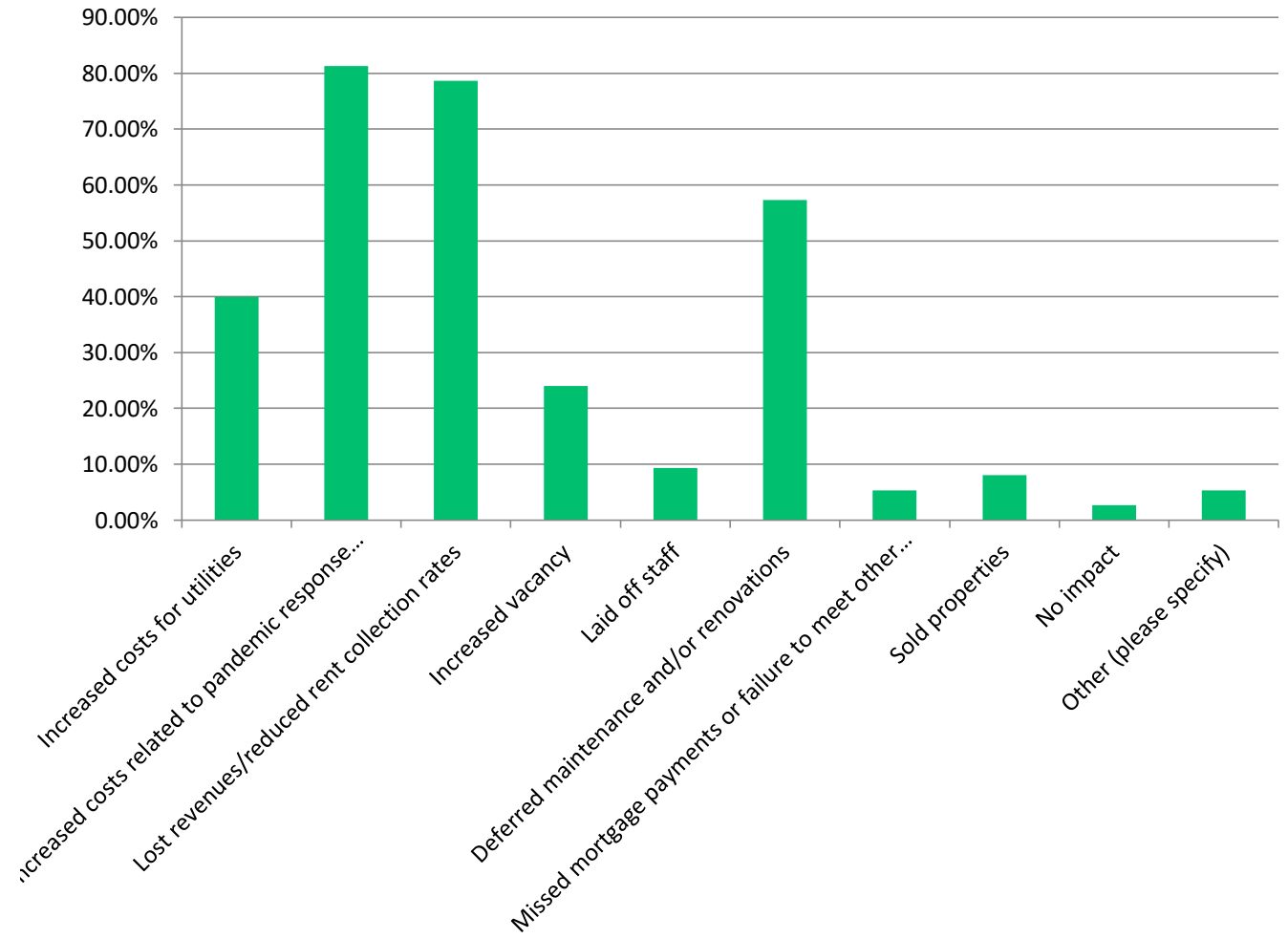
There exists a misconception that rental housing owners enjoy large margins and can continue operating in the absence of rent payments.

With so much discussion around rent payments during COVID-19, the rental housing industry would like to explain the breakdown of \$1 dollar of rent.



Housing Providers Have Suffered from the Pandemic

Impact of COVID-19 on Virginia Housing Providers

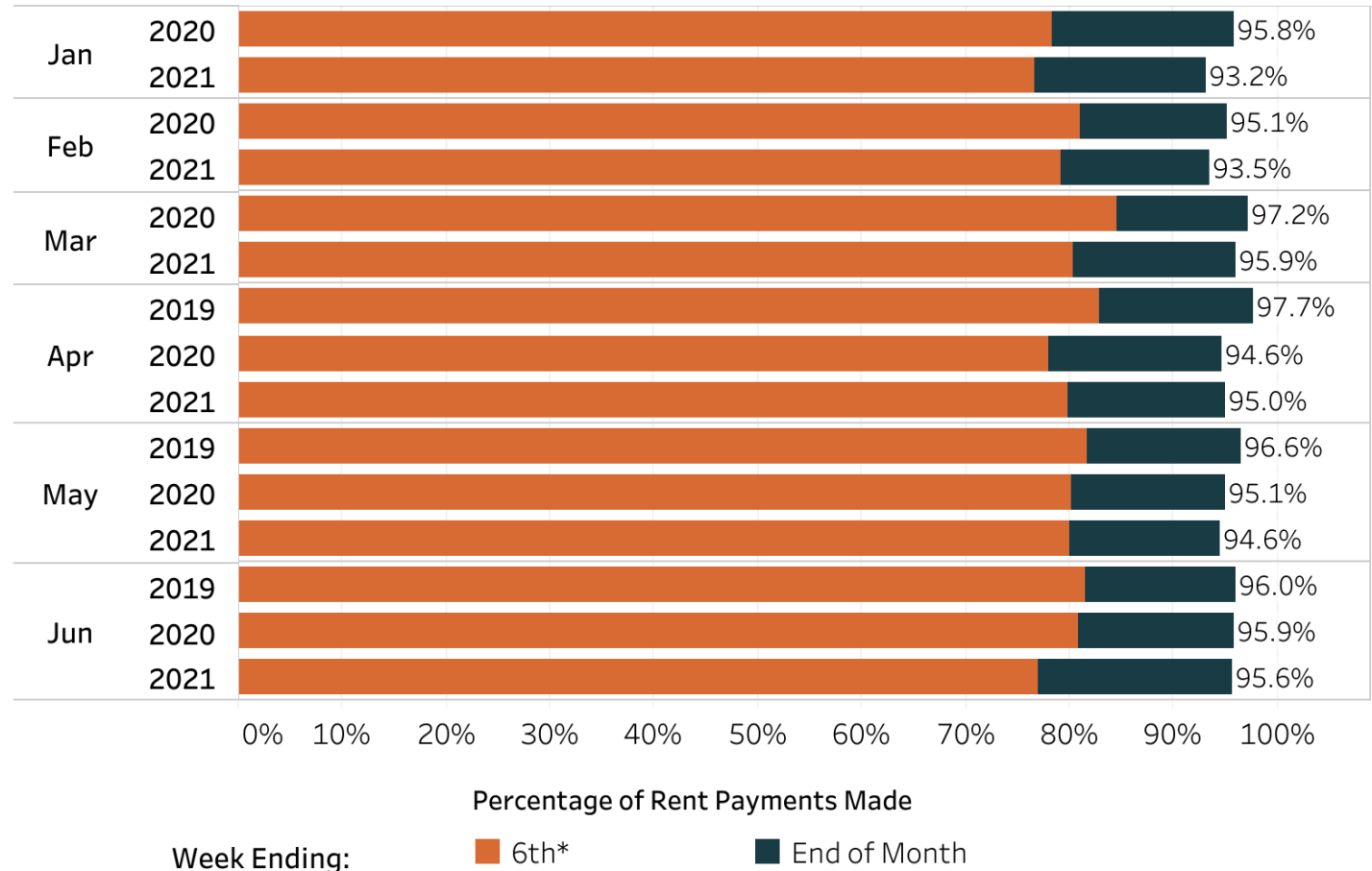


Data Does Not Support Forecasted 'Evictions Tsunami'

- Since the inception of the pandemic, year-to-year rent collections have tracked within 1-2 percentage points of pre-pandemic levels.
- This indicates that an overwhelming majority of rental housing residents are finding the means to pay their rent.
- Impact of pandemic felt acutely at lower levels of income as reflected by a greater impact when data is isolated for Class B and Class C properties.

Rent Payment Tracker: Full Month Results

**Data collected from between 11.1 - 11.7 million apartment units each month



<https://www.nmhc.org/research-insight/nmhc-rent-payment-tracker/>

Virginia Renters Have Many Protections



Repair and Deduct



Tenant Rights and
Responsibilities Statement



Eviction Diversion Pilot
Program



Unlimited Right of
Redemption



Payment Plans



60-Day Continuances



Rent Relief Program

Virginia RRP is Providing Meaningful Relief for Renters

Virginia's Rent Relief Program (RRP) began June 29, 2020, as one of the first operational rent relief programs in the nation. The original program included significant barriers to participation.

- Lack of landlord-led application process
- Understaffed and under-resourced grantees distributing funds
- Requiring rent forgiveness of up to 50 percent.

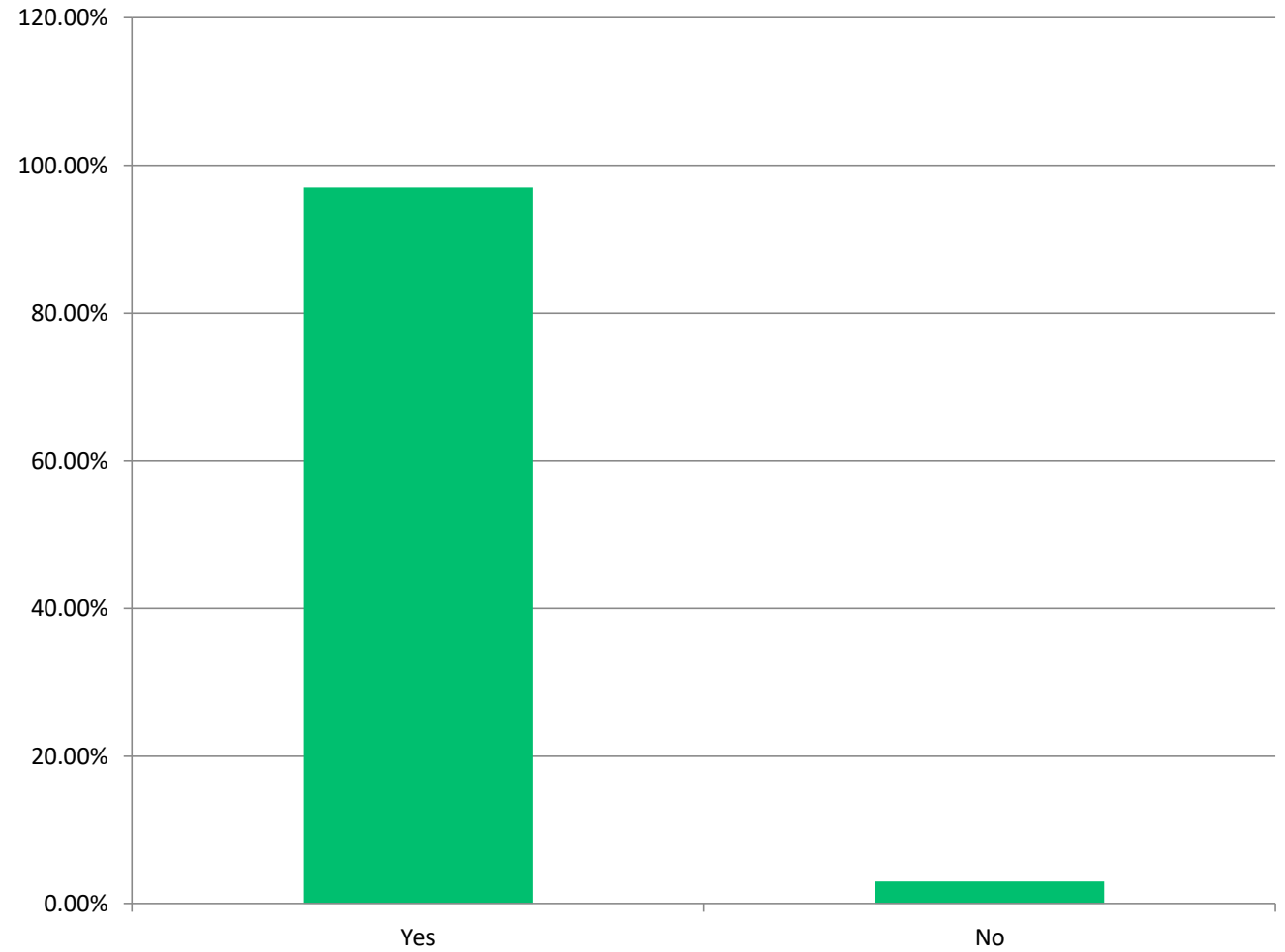
Virginia's Department of Housing and Community Development (DHCD) engaged stakeholders to improve the program. Pursuant to input from a broad, diverse group of stakeholders, RRP was modified to:

- Allow housing providers to apply for funds on behalf of, and with the help of, their residents
- Centralize processing at the state level to increase efficiency of application approval
- Involve Virginia Housing (formerly-VHDA) in administering the housing provider-led process
- Give certainty to housing providers that they will be made whole for amounts stated in approved applications.

These changes resulted in increased housing provider participation and distribution of funding.

Housing Providers Will Continue to Accept Rent Relief While Funding Still Available

Does your company plan to continue to utilize
Virginia's Rent Relief Program to avoid court?



Payment Plans Have Yielded Mixed Success



Housing Providers have cited a default rate of around 60% on mandatory payment plans offered pursuant to H.B. 5064 (2020 Special Session)



For tenants able to make good on regular rent payments plus a percentage of their arrearage, the payment plan represents a second chance to erase their debt and continue in their present living situation



However, many tenants have not been able to catch up, digging them a deeper financial hole

Thank You

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